

**Redevelopment Authority Minutes
Meeting of January 20, 2010**

City Hall, Council Chambers

7:30 a.m.

Members Present: Messrs. DeRosa, Green, Halloin, Huggins, Barr, Kemp, and Ms. Wildenberg

Staff Present: Messrs. Schatz, Reiter, Nick, Mses. Noland, Casteen

1. **Minutes.**

The minutes of the October 21, 2009, meeting were approved on a motion by Mr. Barr, seconded by Mr. Green.

2. **Financial statements.**

Ms. Casteen presented the Financial Statements for December 31, 2009. The RDA has spent \$2,884,124 in TIF #8 funds for acquisition in the North Barstow area to date. There are \$416,600 of uncommitted funds available for the West Bank area. Operating expenses for the last quarter of 2009 were \$1,340. Capital expenses for the last quarter were \$7,597.35.

Ms. Wildenberg made a motion to approve the financial statement. Mr. Huggins seconded, the motion carried.

3. **Election of officers for 2010.**

Mr. Barr moved that the RDA adopt the same officers for 2010 as for 2009. Mr. DeRosa, Chair; Mr. Barr, Vice-chair; and Mr. Halloin, Secretary. Ms. Wildenberg seconded and the motion carried.

4. **Election of RDA representative to serve on the DECI Board.**

The current representative is Ms. Wildenberg and she has agreed to serve another term. Mr. Barr moved to nominate Ms. Wildenberg to serve on the DECI Board. Mr. Kemp seconded and the motion carried.

5. **Presentation of proposals for 2. S. Barstow Street.**

Mr. Schatz announced that the proposal by John & Sharyn Moss has been removed at their request.

Mr. John Mogensen presented his proposal to convert 2. S. Barstow into a mixed-commercial ground floor, with apartment units on the second and third floors. He proposed either office or retail uses for the first floor, and 3-unit condos for the two upper floors. Mr. Mogensen stated that he has parking available for occupants across the street in the surface lot. He also has garbage service available from his other buildings on the block. He predicted a September, 2011, occupancy with \$1,000,000 investment value. Robert Krause sent a letter supporting this proposal.

Bill Sparkes described his proposal as a mixed-use residential development on the upper two floors, with retail on the ground floor. They will still need to seek parking through City permits for the residential units.

Nate Vernon presented a proposal to convert the structure into a cultural arts music center which they feel there is a demand for in Eau Claire. They will offer sound and recording studios to local groups and concert venue. This would occupy the first and second floors. The third floor could be possible office or residential. They haven't decided yet. They would complete the first phase in January 2012 with a value of \$1,300,000. They discussed the need to reinforce the sand filled basement since it could affect the structural stability of the building. Mr. Geoff Moeding submitted a letter of support for this proposal.

6. **Closed session.**

Ms. Wildenberg moved to enter into a closed session, Mr. Barr seconded, the motion carried.

Mr. Kemp moved to come out of a closed session. Mr. Green seconded, the motion carried.

7. **Motion to direct staff to continue negotiations for the acquisition of 2021 Oxford Avenue.**

Mr. Green moved to direct staff to continue negotiations for the acquisition of 2021 Oxford Avenue. Mr. Kemp seconded and the motion carried. Ms. Wildenberg abstained.

8. **Motion to direct staff to draft a development and purchase agreement for 2 S. Barstow Street.**

Mr. Huggins moved to direct staff to work with the Vernon Group to prepare a purchase agreement within 120 days. Mr. Halloin stated that the applicants have over 4 months to prepare their costs estimates and secure their financial commitments. Mr. Kemp seconded and the motion carried.

9. **Next Meeting.**

The next meeting of the Redevelopment Authority will be February 17, 2010.



Jeff Halloin, Secretary